

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE THOUSAND DOLLARS and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Oscar F. Hall and wife, Lois M. Hall
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert E. Bowdon, III and wife, Janice F. Bowdon
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lots 7, 8, and 9, Block 1, according to the Map on file in the office of the Judge of Probate of Shelby County, Alabama, known as Dunwar Estates subdivision, recorded in Map Book 3, page 154.



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Shelby Cnty Judge of Probate, AL
09/02/1971 12:00:00 AM FILED/CERT

As a part of the consideration herefor the grantees assume and agree to pay as the same becomes due that certain mortgage in favor of Collateral Investment Company dated March 15, 1961, recorded in Mortgage Book 270, page 695, in said Probate Records and assigned to Franklin Society Federal Savings and Loan Association in Deed Book 215, page 162, in said Probate Records.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1971 SEP -2 AM 9:18
U.C.C. FILE NUMBER CR
REC. EX. & PAGE AS SHOWN AT
Confidential
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 1 day of August, 1971

WITNESS:

(Seal)

(Seal)

(Seal)

Oscar F. Hall
Lois M. Hall

(Seal)

(Seal)

(Seal)

BOOK 269 PAGE 732

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Oscar F. Hall and wife, Lois M. Hall whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of August, A. D., 1971

Frank Ellis
Notary Public.